

Narrative

General Information

County Name: [Carroll County](#)

Person Performing Ratio Study: [Jay Morris – Ad Valorem Solutions, LLC](#)
[Jaime Morris – Ad Valorem Solutions, LLC](#)
[Neda Duff – Carroll County Assessor](#)

Sales Window (e.g. 1/1/20 to 12/31/20): [Due to the size of the county and in hopes of getting the best representation of sales to complete the trending process, as well as the sales ratio to be performed on all strata’s containing 25 or more parcels, we used sales from 1/01/2018 - 12/31/2020 for all property classes, study sections and groupings.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.
[We did not have enough paired sale to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). Carroll County is mainly a rural county. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. The land values were updated in the townships that were reassessed. Although some townships come in high, there are not enough sales in individual neighborhoods to make any further trending adjustments.](#)

[Carroll County is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods, Liberty, Rock Creek and Washington Townships were grouped together for Residential Improved \(R1\). All the remaining townships had enough sales and neighborhoods that they could be trended on their own.](#)

[Due to the limited number of sales, all commercial and industrial land was trended together \(L2\). There were no changes made to commercial and industrial land except through the update of the land order. There were not enough sales to trend by, but included just to not exclude sales.](#)

[The commercial and Industrial properties are mainly in the townships of Deer Creek and Monroe. However, with this being a small rural community, and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study \(C1\).](#)

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Jefferson Twp. 32%	Adjustment to Land Order, reassessment changes
	Tippecanoe Twp. (54%)	Quarry moved to Ind Classification
Commercial Vacant	Jefferson Twp. 64%	Change in Land Order and adj. to infl. factors
Industrial Improved	Jackson Twp. 19%	New parcel with bldg.
	Tippecanoe Twp. 100%	2 parcels changed to Industrial Quarry
Industrial Vacant		
Residential Improved	Liberty Twp. 15%	Several new construction and trending raised 15%
	Rock Creek Twp. 14%	Several new construction and trending raised 15%
Residential Vacant	Rock Creek Twp. 20%	Two new parcels and one changed from Ag.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. *For phase three of the reassessment, we completed the review of the properties in Tippecanoe and Jefferson Townships.*

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. *The land order is being completed during each phase of the reassessment. For phase three of the reassessment the land order was updated for Tippecanoe and Jefferson Townships.*

Comments

In this space, please provide any additional information you would like to provide the Department to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.

Carroll County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

With the drop in inventory, house prices are going to ridiculous levels. We are trying to stay conservative with the increases, but in some areas, we have no choice but to raise values as much as 15%. By staying conservative, our hope is that if there is a drop in the market, we won't see swings of 25% to 30% in the opposite direction.

These 15% increases are seen in the overall increase over 10% for Liberty and Rock Creek townships.